

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Haller Bitter Lakes/Licton Springs / Area 6

Previous Physical Inspection: 2000

Improved Sales:

Number of Sales: **406**

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$107,700	\$155,200	\$262,900	\$291,100	90.3%	11.58%
2005 Value	\$117,300	\$169,400	\$286,700	\$291,100	98.5%	11.26%
Change	+\$9,600	+\$14,200	+\$23,800		+8.2%	-0.32%
% Change	+8.9%	+9.1%	+9.1%		+9.1%	-2.76%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.32% and -2.76% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2004 Value	\$116,100	\$153,900	\$270,000
2005 Value	\$126,500	\$169,400	\$295,900
Percent Change	+9.0%	+10.1%	+9.6%

Number of one to three unit residences in the Population: 3421

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses built or renovated before 1920 were at a lower assessment ratio (assessed value/sale price) and needed a greater upward adjustment than other properties. Properties with one-story houses with basements, built after 1919 were at a lower assessment ratio and needed a greater adjustment than other properties.

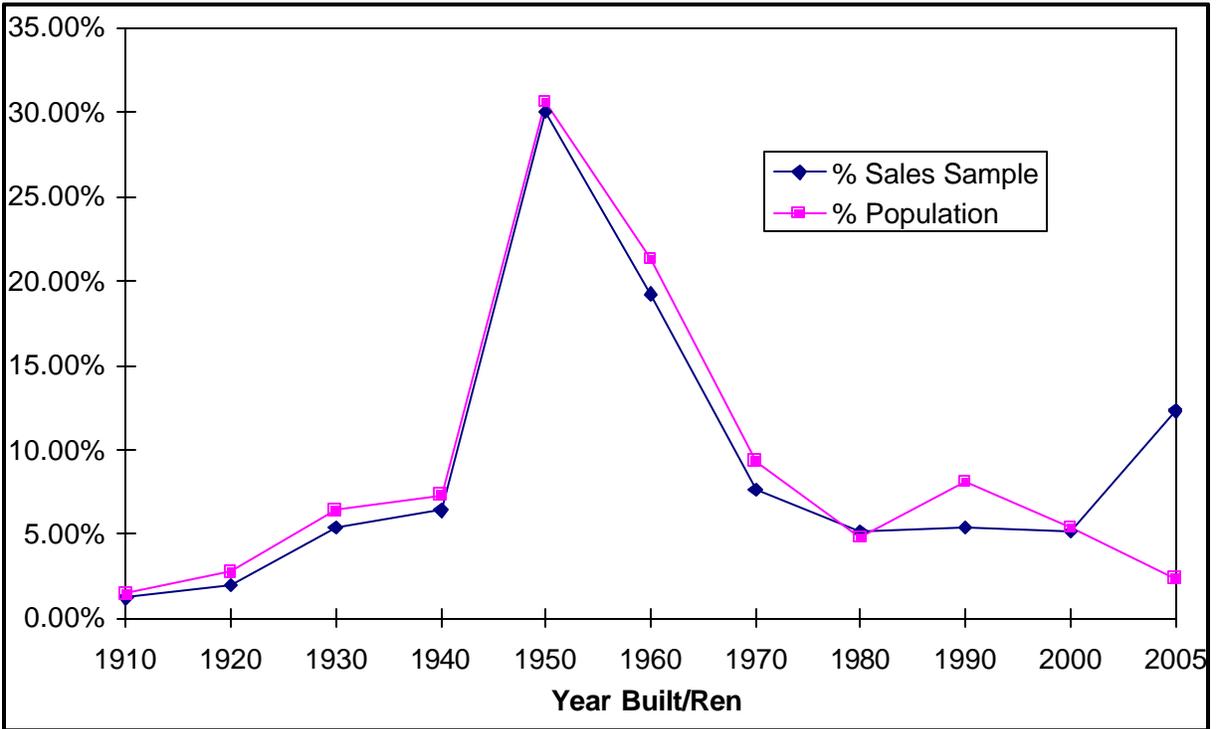
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	5	1.23%
1920	8	1.97%
1930	22	5.42%
1940	26	6.40%
1950	122	30.05%
1960	78	19.21%
1970	31	7.64%
1980	21	5.17%
1990	22	5.42%
2000	21	5.17%
2005	50	12.32%
	406	

Population		
Year Built/Ren	Frequency	% Population
1910	50	1.46%
1920	94	2.75%
1930	220	6.43%
1940	251	7.34%
1950	1048	30.63%
1960	729	21.31%
1970	319	9.32%
1980	165	4.82%
1990	278	8.13%
2000	185	5.41%
2005	82	2.40%
	3421	

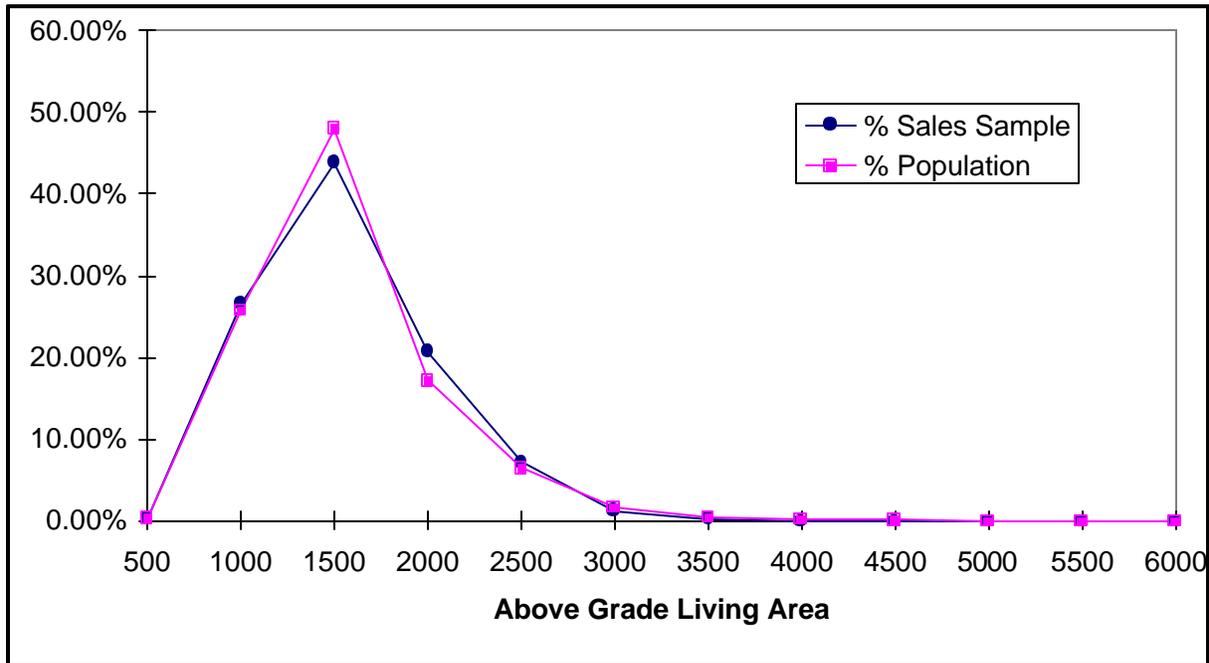


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.25%
1000	108	26.60%
1500	178	43.84%
2000	84	20.69%
2500	29	7.14%
3000	5	1.23%
3500	1	0.25%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
6000	0	0.00%
	406	

Population		
AGLA	Frequency	% Population
500	10	0.29%
1000	883	25.81%
1500	1642	48.00%
2000	587	17.16%
2500	219	6.40%
3000	56	1.64%
3500	13	0.38%
4000	8	0.23%
4500	3	0.09%
5000	0	0.00%
5500	0	0.00%
6000	0	0.00%
	3421	

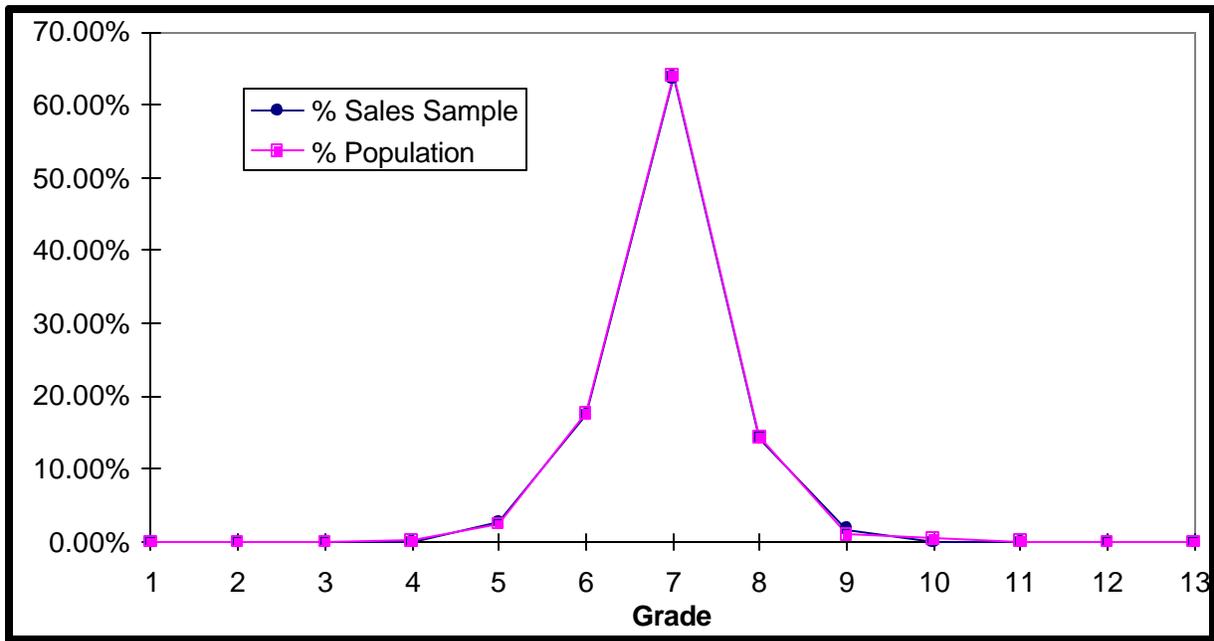


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

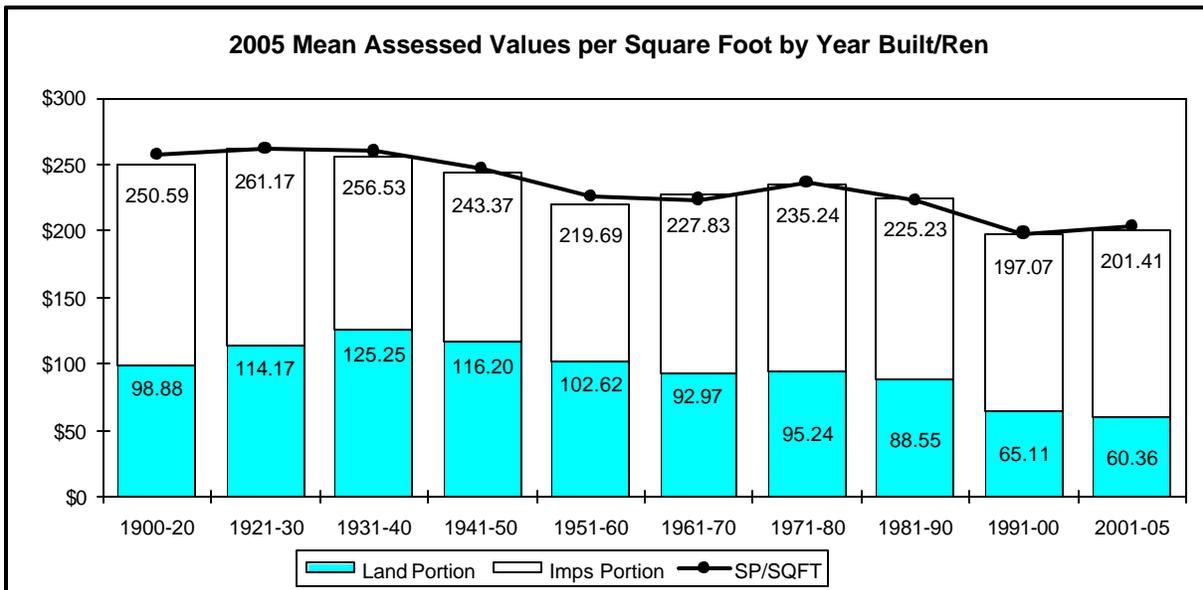
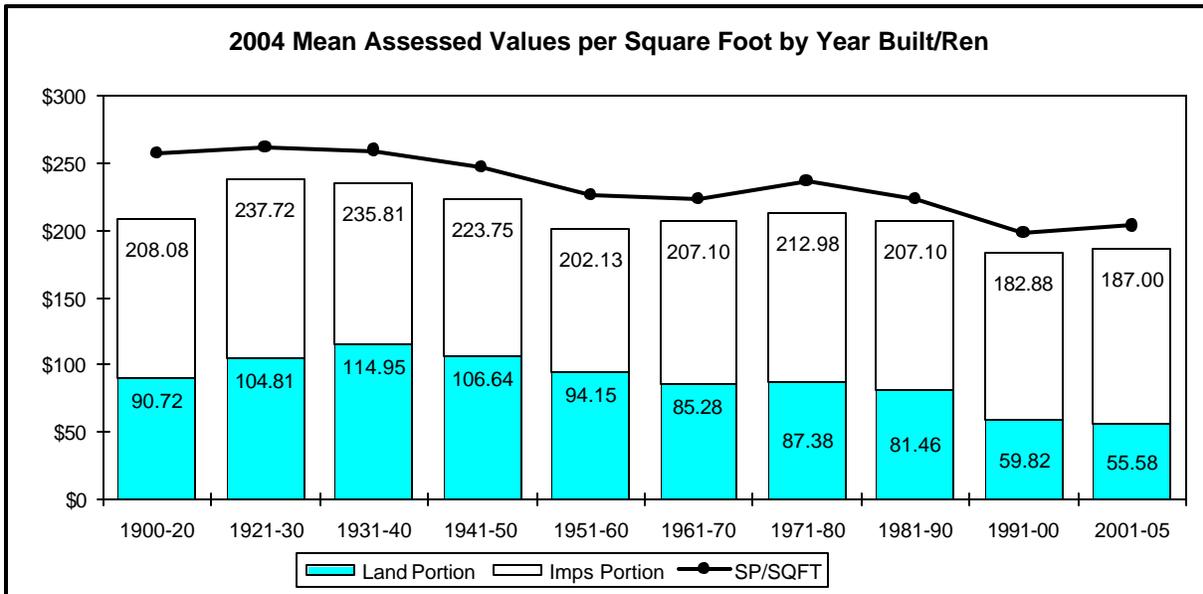
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	11	2.71%
6	71	17.49%
7	259	63.79%
8	58	14.29%
9	7	1.72%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	406	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.18%
5	81	2.37%
6	603	17.63%
7	2192	64.07%
8	491	14.35%
9	33	0.96%
10	14	0.41%
11	1	0.03%
12	0	0.00%
13	0	0.00%
	3421	



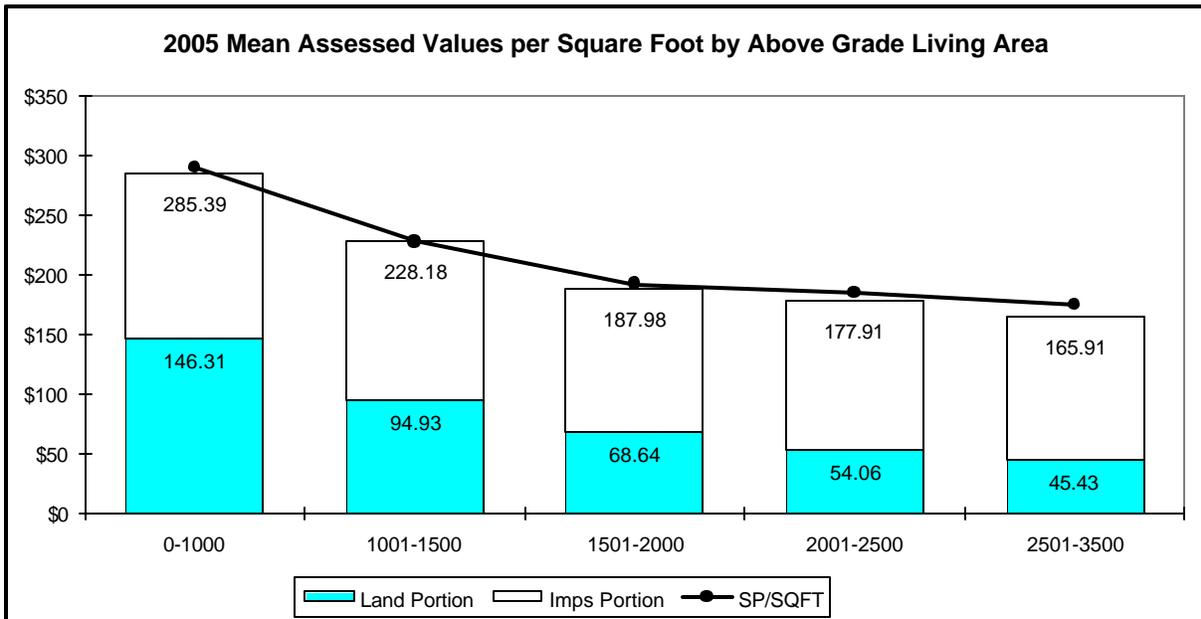
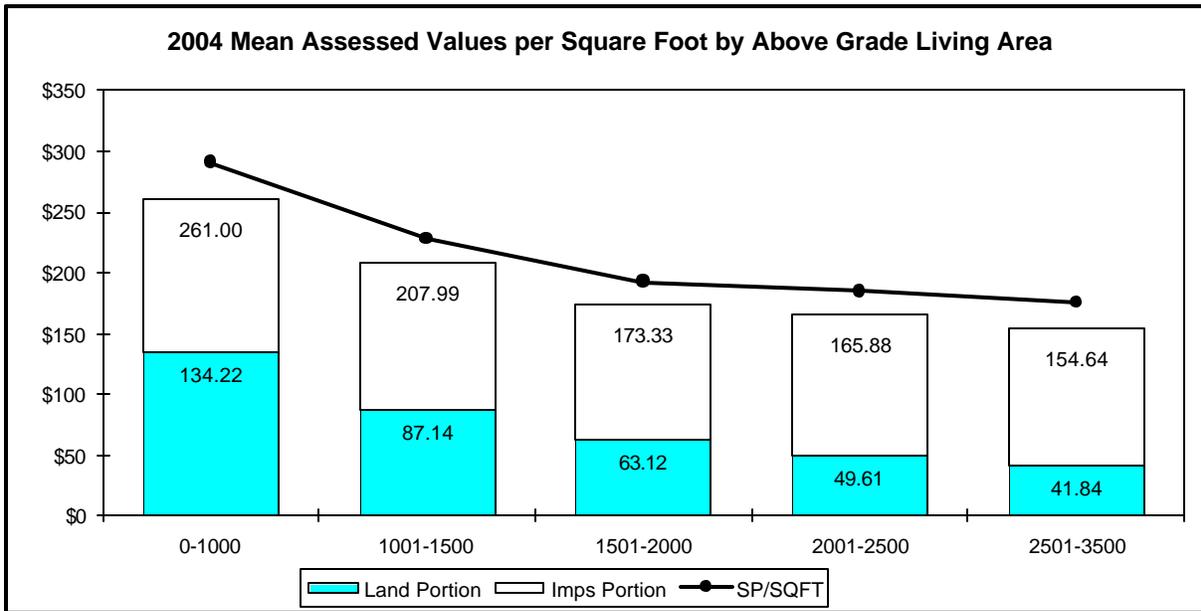
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2004 and 2005 Per Square Foot Values By Year Built / Renovated



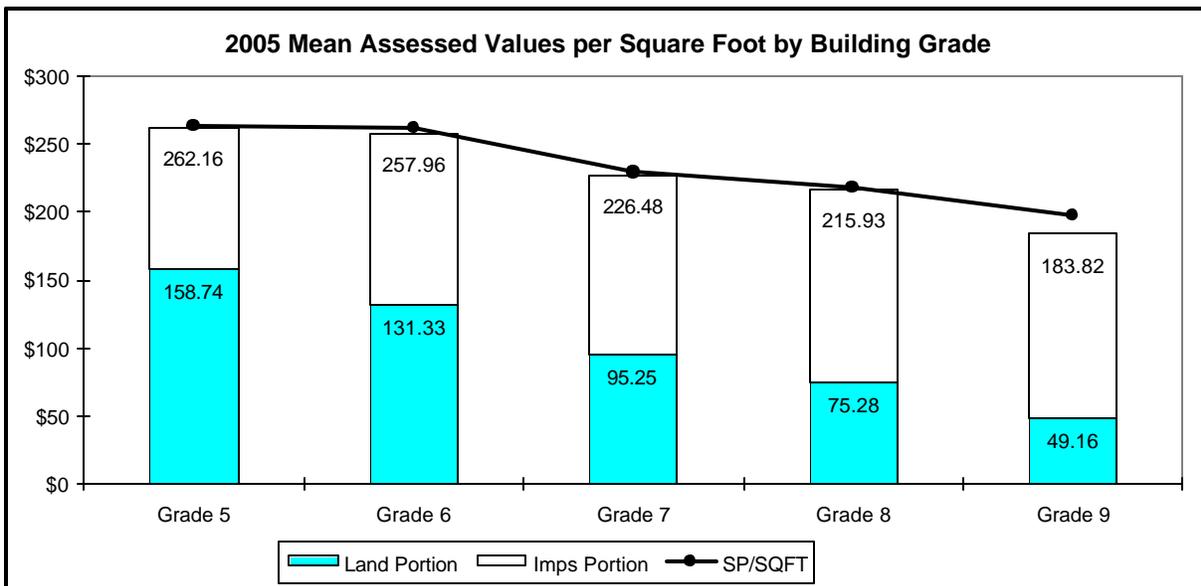
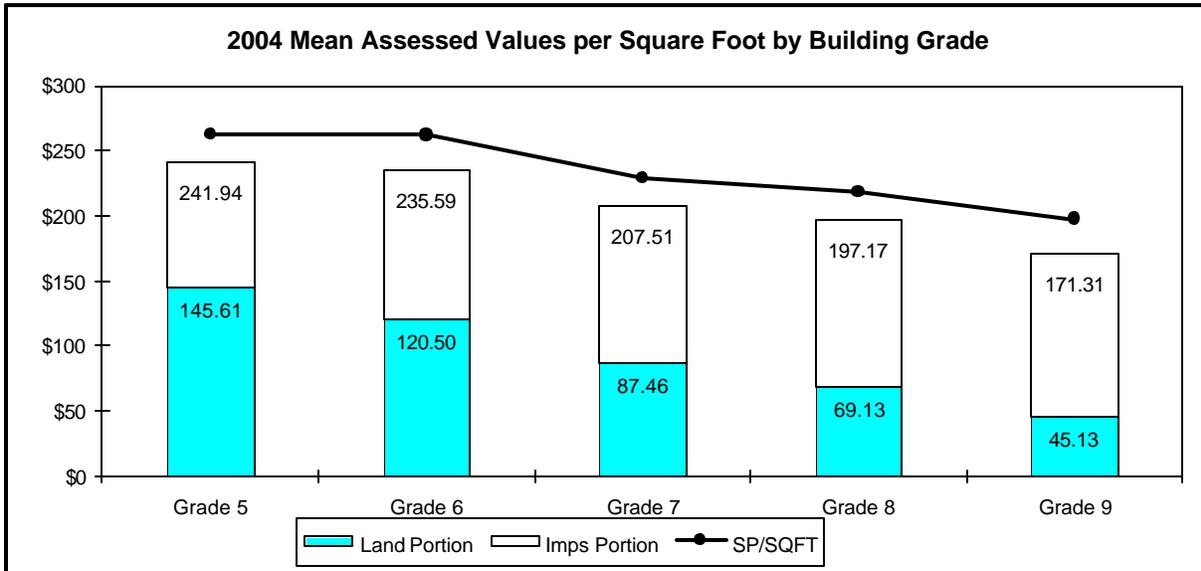
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values By Above Grade Living Area

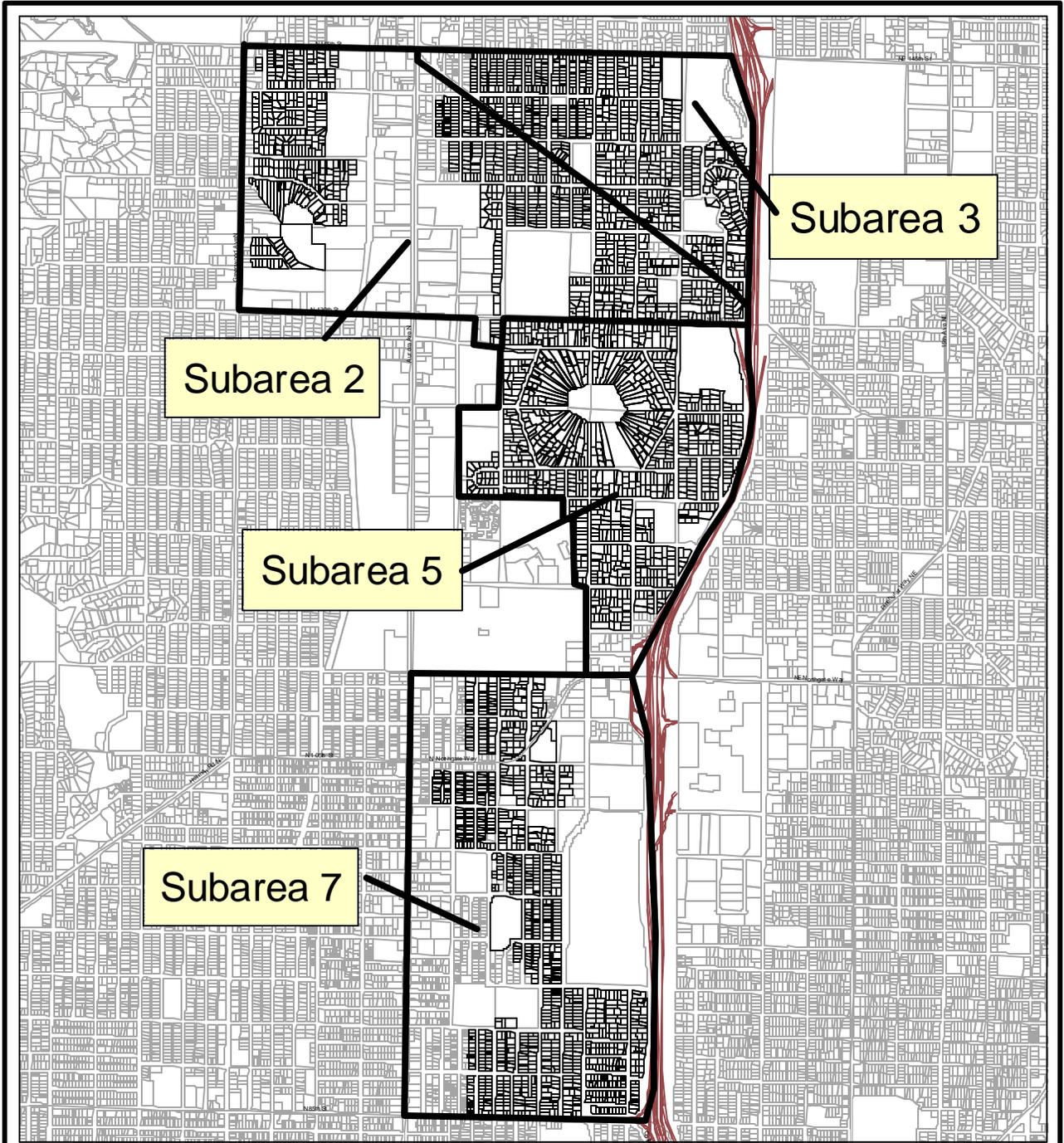


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 6

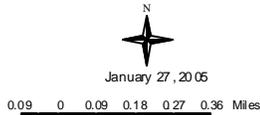
Subareas

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Department of Assessments

Legend

- Freeways
- Streets, primary
- Map data .shp
- 2
- 3
- 5
- 7

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample, a market adjustment for land values was derived. The formula is:

$$\mathbf{2005\ Land\ Value = 2004\ Land\ Value \times 1.091, \text{ with the result rounded down to the next } \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 406 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, house built or renovated before 1920 were at a lower assessment ratio (assessed value/sale price) and needed a greater upward adjustment than other properties. Properties with one-story houses, with basements, built after 1920 were at a lower assessment ratio and needed a greater adjustment than other properties.

The derived adjustment formula is:

$$\mathbf{2005\ Total\ Value = 2004\ Total\ Value / (0.9312489) - (0.1137678\ if\ year\ built\ or\ renovate\ <\ 1920) - (0.03993901\ if\ one\ -story\ with\ basement\ and\ year\ built\ or\ renovate\ >\ 1919)}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005\ Improvements\ Value = 2005\ Total\ Value\ minus\ 2005\ Land\ Value$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, apply the model.
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - * If “accessory improvements only”, the total % change as indicated by the sales sample is used to arrive at a new total value. $(2004\ Total\ Roll\ Value * 1.091) - (2005\ Land\ Value) = 2005\ Improvement\ Value.$
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$10,000 or less, there is no change from previous value. $(Previous\ Land\ value * 1.00\ Or\ Previous\ Improvement\ value * 1.00)$
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * If residential properties exist on commercially zoned land, there is no change from previous value. $(2004\ total\ value = 2003\ total\ value)$

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 6 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

7.38%

Year Built or Renovated < 1920	Yes
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% Adjustment	14.94%
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1 story w/ Basement Year Built or Renovated > 1919	Yes
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% Adjustment	4.81%
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Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a 1 story house with a basement built or renovated after 1919 would *approximately* receive a 12.19% upward adjustment (7.38% + 4.81%). There are 1304 parcels of which 121 have sold.

A house built or renovated before 1920 would *approximately* receive a 22.32% upward adjustment (7.38% + 14.94%). There are 121 parcels of which 11 have sold.

58.5% of the population of 1 to 3 family parcels in the area are adjusted by the overall alone.

Area 6 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.985.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	11	0.901	0.980	8.7%	0.881	1.079
6	71	0.902	0.989	9.7%	0.965	1.013
7	259	0.906	0.987	9.0%	0.973	1.001
8	58	0.900	0.982	9.2%	0.951	1.013
9	7	0.870	0.934	7.3%	0.819	1.049
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1920	13	0.807	0.973	20.6%	0.898	1.047
1921-1930	22	0.905	0.993	9.8%	0.924	1.062
1931-1940	26	0.895	0.972	8.6%	0.933	1.011
1941-1950	122	0.905	0.984	8.7%	0.964	1.004
1951-1960	78	0.894	0.970	8.6%	0.945	0.996
1961-1970	31	0.928	1.020	10.0%	0.976	1.065
1971-1980	21	0.900	0.991	10.2%	0.942	1.040
1981-1990	22	0.917	0.995	8.5%	0.941	1.048
1991-2000	21	0.922	0.992	7.6%	0.950	1.034
>2000	50	0.912	0.982	7.6%	0.954	1.010
Year Built or Year Renovated < 1920	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	395	0.906	0.985	8.7%	0.974	0.996
Yes	11	0.807	0.986	22.2%	0.906	1.066
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	206	0.904	0.981	8.5%	0.966	0.996
Good	189	0.909	0.995	9.5%	0.979	1.012
Very Good	11	0.817	0.906	10.9%	0.831	0.980
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	268	0.899	0.986	9.7%	0.972	1.000
1.5	49	0.900	0.987	9.7%	0.951	1.022
2	64	0.912	0.978	7.2%	0.951	1.005
>2	25	0.926	0.993	7.2%	0.959	1.026

Area 6 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.985.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Year Built or Renovated > 1919 1 Story w/ Basement	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	285	0.911	0.982	7.8%	0.969	0.995
Yes	121	0.885	0.991	12.0%	0.971	1.011
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<801	41	0.894	0.974	9.0%	0.941	1.007
0801-1000	68	0.899	0.986	9.6%	0.958	1.014
1001-1500	178	0.912	1.000	9.7%	0.984	1.016
1501-2000	84	0.900	0.976	8.5%	0.950	1.002
2001-3100	35	0.892	0.957	7.3%	0.915	0.999
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	402	0.902	0.983	9.0%	0.973	0.994
Yes	4	1.024	1.134	10.7%	0.926	1.342
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	406	0.903	0.985	9.0%	0.974	0.996
Yes	0	N/A	N/A	N/A	N/A	N/A
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
2	92	0.901	0.981	8.9%	0.960	1.002
3	86	0.908	0.984	8.4%	0.961	1.008
5	83	0.921	1.001	8.6%	0.976	1.026
7	145	0.892	0.978	9.7%	0.959	0.998

Area 6 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.985.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

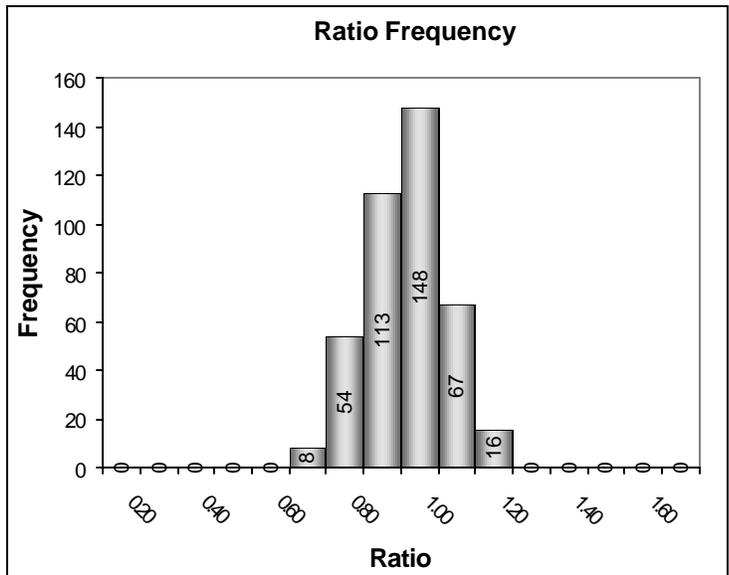
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<3000	34	0.934	1.003	7.4%	0.979	1.027
03000-03999	9	0.918	1.000	8.9%	0.922	1.077
04000-04999	38	0.903	0.993	10.0%	0.951	1.036
05000-05999	87	0.891	0.978	9.8%	0.955	1.002
06000-06999	50	0.912	0.993	8.9%	0.961	1.026
07000-07999	81	0.915	0.995	8.8%	0.974	1.017
08000-08999	48	0.895	0.970	8.4%	0.933	1.008
09000-09999	28	0.910	0.995	9.3%	0.943	1.047
>09999	31	0.867	0.946	9.2%	0.899	0.993

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NW / Team 3	Lien Date: 01/01/2004	Date of Report: 2/9/2005	Sales Dates: 1/2003 - 12/2004
Area Haller Bitter Lakes / Licton Springs	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	406
<i>Mean Assessed Value</i>	262,900
<i>Mean Sales Price</i>	291,100
<i>Standard Deviation AV</i>	55,975
<i>Standard Deviation SP</i>	73,527
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.916
<i>Median Ratio</i>	0.920
<i>Weighted Mean Ratio</i>	0.903
UNIFORMITY	
<i>Lowest ratio</i>	0.655
<i>Highest ratio:</i>	1.183
<i>Coefficient of Dispersion</i>	9.22%
<i>Standard Deviation</i>	0.106
<i>Coefficient of Variation</i>	11.58%
<i>Price Related Differential (PRD)</i>	1.015
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.909
<i>Upper limit</i>	0.932
95% Confidence: Mean	
<i>Lower limit</i>	0.906
<i>Upper limit</i>	0.927
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	3421
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.106
Recommended minimum:	18
<i>Actual sample size:</i>	406
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	197
<i># ratios above mean:</i>	209
<i>z:</i>	0.596
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

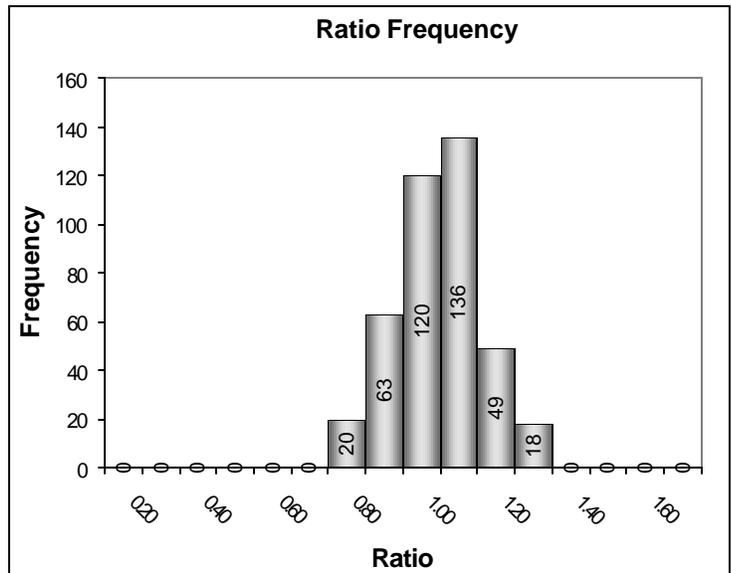
1 to 3 Unit Residences throughout area 6

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NW / Team 3	Lien Date: 01/01/2005	Date of Report: 2/9/2005	Sales Dates: 1/2003 - 12/2004
Area Haller Bitter Lakes / Licton Springs	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	406
Mean Assessed Value	286,700
Mean Sales Price	291,100
Standard Deviation AV	61,553
Standard Deviation SP	73,527
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.998
Median Ratio	1.000
Weighted Mean Ratio	0.985
UNIFORMITY	
Lowest ratio	0.724
Highest ratio:	1.267
Coefficient of Dispersion	9.00%
Standard Deviation	0.112
Coefficient of Variation	11.26%
Price Related Differential (PRD)	1.013
RELIABILITY	
95% Confidence: Median	
Lower limit	0.988
Upper limit	1.018
95% Confidence: Mean	
Lower limit	0.987
Upper limit	1.009
SAMPLE SIZE EVALUATION	
N (population size)	3421
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.112
Recommended minimum:	20
Actual sample size:	406
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	201
# ratios above mean:	205
z:	0.199
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 6

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

- | | |
|--------------|---|
| 1= Poor | Many repairs needed. Showing serious deterioration |
| 2= Fair | Some repairs needed immediately. Much deferred maintenance. |
| 3= Average | Depending upon age of improvement; normal amount of upkeep for the age of the home. |
| 4= Good | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation. |

Residential Building Grades

- | | |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure. |
| Grade 4 | Generally older low quality construction. Does not meet code. |
| Grade 5 | Lower construction costs and workmanship. Small, simple design. |
| Grade 6 | Lowest grade currently meeting building codes. Low quality materials, simple designs. |
| Grade 7 | Average grade of construction and design. Commonly seen in plats and older subdivisions. |
| Grade 8 | Just above average in construction and design. Usually better materials in both the exterior and interior finishes. |
| Grade 9 | Better architectural design, with extra exterior and interior design and quality. |
| Grade 10 | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11 | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options. |
| Grade 12 | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present. |
| Grade 13 | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries. |

**Improved Sales Used in this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	615020	0100	03/04/04	\$ 215,000	710	0	5	1943	4	6800	0	0	13532 ASHWORTH AV N
2	192604	9172	07/22/03	\$ 186,000	760	0	5	1943	4	5085	0	0	14333 DAYTON AV N
2	615020	0345	10/07/04	\$ 180,000	820	0	5	1940	3	6800	0	0	13544 WALLINGFORD AV N
2	016400	0181	09/18/03	\$ 166,000	890	0	5	1923	4	6342	0	0	520 N 138TH ST
2	615020	0495	11/19/04	\$ 205,000	670	0	6	1942	3	6800	0	0	13528 BURKE AV N
2	614970	0150	06/17/04	\$ 225,000	730	0	6	1949	4	7480	0	0	13729 STONE AV N
2	615020	0470	09/29/04	\$ 259,950	780	0	6	1948	4	4680	0	0	1903 N 137TH ST
2	645030	4355	07/26/04	\$ 250,000	780	350	6	1952	4	5250	0	0	14032 STONE AV N
2	016400	0176	03/20/04	\$ 230,000	800	0	6	1955	4	6750	0	0	600 N 138TH ST
2	192604	9183	06/23/03	\$ 216,000	810	0	6	1947	3	6750	0	0	12811 ASHWORTH AV N
2	645030	4535	11/23/04	\$ 226,000	940	0	6	1953	3	4080	0	0	14003 STONE AV N
2	615070	0276	01/23/03	\$ 185,000	1010	0	6	1950	3	7480	0	0	13714 DENSMORE AV N
2	016400	0261	08/27/04	\$ 255,000	1050	0	6	1947	4	7875	0	0	543 N 138TH ST
2	641460	0171	03/19/04	\$ 235,000	1110	0	6	1939	4	8128	0	0	13304 MERIDIAN AV N
2	017300	0040	04/23/04	\$ 245,000	1340	0	6	1945	3	10640	0	0	344 N 138TH ST
2	615020	0015	06/23/03	\$ 235,500	1610	0	6	1942	3	6817	0	0	13515 DENSMORE AV N
2	615020	0090	07/31/03	\$ 250,000	1750	0	6	1949	4	6800	0	0	13542 ASHWORTH AV N
2	645030	4270	03/31/04	\$ 270,500	690	290	7	1952	4	5200	0	0	14009 INTERLAKE AV N
2	645030	3695	07/12/04	\$ 240,000	800	0	7	1950	3	8850	0	0	14017 ROOSEVELT WY N
2	425830	0010	11/12/04	\$ 286,000	810	270	7	1950	4	7560	0	0	14321 EVANSTON AV N
2	425830	0015	07/20/04	\$ 258,500	810	0	7	1950	4	7560	0	0	14315 EVANSTON AV N
2	192604	9177	07/21/04	\$ 262,000	810	810	7	1947	4	5580	0	0	1446 N 128TH ST
2	614970	0380	07/16/03	\$ 220,000	810	0	7	1950	4	6150	0	0	1416 N 137TH ST
2	615070	0368	06/20/03	\$ 235,000	820	0	7	1948	3	5940	0	0	13701 DENSMORE AV N
2	645030	4365	04/22/04	\$ 224,900	820	0	7	1952	3	5250	0	0	14036 STONE AV N
2	645030	4175	05/06/04	\$ 219,000	830	300	7	1983	3	2200	0	0	14087 ROOSEVELT WY N
2	645030	4610	04/15/04	\$ 227,100	850	0	7	1942	3	5100	0	0	14034 LENORA PL N
2	645030	4195	08/31/04	\$ 280,000	910	400	7	1979	3	5250	0	0	14045 INTERLAKE AV N
2	645030	4180	08/13/04	\$ 263,000	910	840	7	1979	3	5150	0	0	14049 INTERLAKE AV N
2	016400	0178	11/20/03	\$ 215,000	920	0	7	1950	4	7500	0	0	528 N 138TH ST
2	855490	0010	12/17/03	\$ 205,000	950	0	7	1949	4	7986	0	0	14355 EVANSTON AV N

**Improved Sales Used in this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	614970	0253	09/04/03	\$ 305,000	980	690	7	1947	4	9180	0	0	13723 INTERLAKE AV N
2	192604	9103	06/24/04	\$ 240,000	1020	0	7	1955	4	5600	0	0	14345 DAYTON AV N
2	641510	0132	12/28/04	\$ 251,200	1030	0	7	1960	3	7147	0	0	13549 ROOSEVELT WY N
2	192604	9277	05/19/04	\$ 220,000	1030	0	7	1953	3	8050	0	0	619 N 143RD ST
2	641460	0059	10/05/04	\$ 270,000	1060	0	7	1961	4	6600	0	0	2301 N 133RD ST
2	615070	0240	01/02/04	\$ 226,000	1090	0	7	1949	4	7569	0	0	13721 WALLINGFORD AV N
2	016400	0177	03/09/04	\$ 293,000	1100	730	7	1980	3	9975	0	0	14001 EVANSTON AV N
2	641460	0008	10/13/03	\$ 254,500	1110	0	7	1949	4	9664	0	0	2356 N 130TH ST
2	615020	0475	10/22/03	\$ 270,000	1120	830	7	1975	3	6800	0	0	13546 BURKE AV N
2	641460	0251	05/27/04	\$ 335,000	1150	770	7	1954	4	7200	0	0	2139 N 135TH ST
2	083200	0050	04/26/04	\$ 280,000	1150	0	7	1943	4	8100	0	0	332 N 133RD ST
2	615020	0330	03/07/03	\$ 246,000	1150	0	7	1955	4	4000	0	0	1811 N 137TH ST
2	192604	9259	05/21/03	\$ 190,000	1160	0	7	1951	4	6300	0	0	14315 DAYTON AV N
2	645030	4555	03/15/04	\$ 232,300	1180	0	7	1978	3	2346	0	0	14004 LENORA PL N
2	615070	0435	04/19/04	\$ 304,950	1220	0	7	1949	4	8160	0	0	13754 ASHWORTH AV N
2	615020	0060	09/03/04	\$ 274,000	1250	0	7	1948	4	9270	0	0	1617 N 137TH ST
2	641510	0196	06/12/03	\$ 235,000	1260	0	7	1973	3	7200	0	0	13544 MERIDIAN AV N
2	178760	0268	11/16/04	\$ 280,000	1290	100	7	1925	4	8609	0	0	116 NE 133RD ST
2	641510	0113	04/02/04	\$ 290,000	1310	190	7	1948	4	12000	0	0	2138 N 135TH ST
2	178760	0201	06/14/04	\$ 290,000	1340	0	7	1959	4	10985	0	0	13015 3RD AV NE
2	241960	0020	11/05/04	\$ 278,000	1350	0	7	1954	4	6370	0	0	14217 EVANSTON AV N
2	016400	0249	06/23/04	\$ 347,400	1350	780	7	1995	3	10400	0	0	613 N 138TH ST
2	641460	0263	10/27/04	\$ 244,500	1400	0	7	1941	3	8540	0	0	13308 CORLISS AV N
2	016400	0295	09/24/03	\$ 287,000	1440	0	7	1979	3	7980	0	0	720 B N 137TH ST
2	241960	0025	01/28/03	\$ 236,200	1460	0	7	1954	3	7252	0	0	520 N 142ND ST
2	615020	0425	04/19/04	\$ 343,000	1460	960	7	1998	3	5006	0	0	13529 MERIDIAN AV N
2	241960	0075	04/23/04	\$ 296,000	1480	0	7	1954	4	6360	0	0	506 N 141ST ST
2	615020	0305	10/14/03	\$ 237,500	1490	0	7	1942	4	6800	0	0	13543 BURKE AV N
2	241960	0005	01/12/04	\$ 284,900	1510	0	7	1954	4	6360	0	0	507 N 143RD ST
2	017300	0042	09/22/03	\$ 298,500	1510	740	7	1963	3	8775	0	0	342 1/2 N 138TH ST
2	615070	0259	02/10/04	\$ 245,000	1530	0	7	1949	4	5390	0	0	1714 N 137TH ST

**Improved Sales Used in this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	645030	4495	05/18/04	\$ 264,000	1540	0	7	1951	4	5100	0	0	14023 STONE AV N
2	718080	0040	07/03/03	\$ 235,000	1560	0	7	1953	3	10935	0	0	1402 N 136TH ST
2	645030	4755	05/20/04	\$ 371,280	1570	780	7	1960	4	5100	0	0	14030 MIDVALE AV N
2	425830	0020	07/14/04	\$ 291,000	1580	0	7	1991	3	7986	0	0	524 N 143RD ST
2	641460	0212	08/19/04	\$ 330,000	1590	0	7	1954	3	9360	0	0	2119 N 135TH ST
2	083200	0020	09/08/04	\$ 300,000	1690	0	7	1940	3	8100	0	0	317 N 134TH ST
2	645030	3980	03/17/04	\$ 274,950	1690	0	7	1947	4	5000	0	0	14023 ASHWORTH AV N
2	615020	0280	11/30/04	\$ 380,000	1810	0	7	1943	4	13636	0	0	13517 BURKE AV N
2	192604	9047	05/24/04	\$ 317,500	1860	0	7	1950	4	12376	0	0	13111 ASHWORTH AV N
2	192604	9234	05/14/03	\$ 264,500	1860	0	7	1947	4	9600	0	0	450 N 143RD ST
2	178760	0188	08/22/03	\$ 265,000	1920	0	7	1995	3	5417	0	0	13010 3RD AV NE
2	016400	0237	08/23/03	\$ 364,950	2140	0	7	2003	3	7245	0	0	649 N 138TH ST
2	016400	0238	11/18/03	\$ 360,000	2140	0	7	2003	3	7245	0	0	651 NE 138TH ST
2	641460	0273	08/22/04	\$ 383,900	2230	0	7	1998	3	8372	0	0	13317 1ST AV NE
2	615020	0370	07/16/03	\$ 345,000	2300	0	7	2003	3	6800	0	0	13522 WALLINGFORD AV N
2	016400	0236	02/06/04	\$ 347,500	2330	0	7	2003	3	7228	0	0	647 N 138TH ST
2	615070	0206	04/23/04	\$ 324,995	1170	730	8	2001	3	5000	0	0	13735 ROOSEVELT WY N
2	641460	0241	06/23/03	\$ 300,000	1180	1130	8	1966	3	7020	0	0	13344 BAGLEY AV N
2	291870	0130	06/19/03	\$ 280,000	1180	390	8	1963	4	7954	0	0	416 N 141ST CT
2	641460	0131	03/05/04	\$ 270,000	1240	450	8	1962	3	8903	0	0	2128 A NE 130TH ST
2	016400	0262	04/21/04	\$ 310,000	1280	720	8	1962	4	6460	0	0	528 N 137TH ST
2	291870	0090	03/05/04	\$ 324,000	1300	670	8	1963	4	7200	0	0	14115 PHINNEY AV N
2	615020	0010	04/06/04	\$ 355,000	1350	950	8	2003	3	6817	0	0	13509 DENSMORE AV N
2	930200	0050	07/08/04	\$ 300,000	1360	0	8	1961	3	8925	0	0	13816 DAYTON AV N
2	615020	0250	03/15/04	\$ 369,950	1450	1030	8	2003	3	6800	0	0	13510 DENSMORE AV N
2	930200	0040	10/29/03	\$ 228,500	1530	0	8	1961	3	9196	0	0	13820 DAYTON AV N
2	291870	0050	05/15/03	\$ 269,500	1560	0	8	1963	3	8025	0	0	403 N 141ST ST
2	641460	0174	10/11/04	\$ 352,950	1750	0	8	2004	3	5893	0	0	13300 MERIDIAN AV N
2	615020	0360	07/24/03	\$ 307,500	2040	0	8	1978	3	6800	0	0	13526 WALLINGFORD AV N
2	016400	0290	10/19/04	\$ 479,950	2140	0	8	1999	3	7206	0	0	706 N 137TH ST
3	202604	9083	04/09/03	\$ 148,000	480	0	5	1950	4	8775	0	0	14048 CORLISS AV N

**Improved Sales Used in this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	645030	1455	12/09/03	\$ 185,000	540	0	5	1937	4	2750	0	0	1618 N 143RD ST
3	645030	1980	02/25/03	\$ 172,000	660	0	5	1940	4	5250	0	0	14342 WALLINGFORD AV N
3	178760	0225	06/16/04	\$ 265,000	1040	0	5	1920	4	9600	0	0	13322 ROOSEVELT WY NE
3	645030	1115	06/28/04	\$ 229,950	1140	0	5	1944	5	5250	0	0	14338 ROSLYN PL N
3	645030	1596	09/28/04	\$ 197,000	660	0	6	1939	4	5288	0	0	14338 DENSMORE AV N
3	645030	1135	06/17/04	\$ 223,050	720	0	6	1952	4	5250	0	0	14328 ROSLYN PL N
3	645030	3330	09/20/04	\$ 224,000	730	0	6	1947	4	6075	0	0	14007 WALLINGFORD AV N
3	645030	2890	09/25/03	\$ 194,000	770	0	6	1952	3	5250	0	0	14019 WAYNE PL N
3	645030	1395	12/16/03	\$ 189,350	800	0	6	1952	4	5250	0	0	14322 ASHWORTH AV N
3	645030	3125	11/25/03	\$ 195,000	820	0	6	1954	3	5400	0	0	14027 BURKE AV N
3	645030	1310	05/21/03	\$ 183,720	830	0	6	1950	4	5720	0	0	1615 N 145TH ST
3	645030	1645	11/01/04	\$ 245,000	840	0	6	1952	4	4725	0	0	14315 COURTLAND PL N
3	645030	2085	04/20/04	\$ 224,950	880	0	6	1950	3	4950	0	0	1818 NE 143RD ST
3	645030	3310	01/23/04	\$ 172,000	1010	0	6	1942	3	4305	0	0	14002 COURTLAND PL N
3	645030	1786	03/15/04	\$ 219,950	1050	0	6	1951	4	4992	0	0	14312 COURTLAND PL N
3	645030	0890	02/27/03	\$ 195,000	1060	0	6	1987	3	5250	0	0	14333 INTERLAKE AV N
3	645030	1070	11/19/03	\$ 226,000	1110	0	6	1930	4	5720	0	0	1504 N 145TH ST
3	645030	2850	10/31/03	\$ 219,000	1270	0	6	1940	4	5250	0	0	14037 WAYNE PL N
3	645030	2545	04/12/04	\$ 279,100	1280	0	6	1931	4	5460	0	0	2019 N 143RD ST
3	645030	1990	08/03/04	\$ 256,500	1340	0	6	1942	3	5250	0	0	14338 WALLINGFORD AV N
3	645030	1506	05/23/03	\$ 184,500	770	0	7	1964	4	5040	0	0	14329 DENSMORE AV N
3	645030	3015	05/17/04	\$ 279,000	800	480	7	1987	3	2625	0	0	14026 WALLINGFORD AV N
3	645030	2010	12/24/03	\$ 215,000	800	0	7	1948	3	5250	0	0	14326 WALLINGFORD AV N
3	645030	3020	08/13/03	\$ 241,000	800	480	7	1987	3	2625	0	0	14024 WALLINGFORD AV N
3	645030	0920	07/22/04	\$ 285,000	850	0	7	1940	3	5250	0	0	14343 INTERLAKE AV N
3	178760	0155	03/10/04	\$ 252,000	850	0	7	1942	3	11760	0	0	314 NE 133RD ST
3	645030	0950	07/02/03	\$ 190,000	860	0	7	1950	4	4725	0	0	14346 INTERLAKE AV N
3	641510	0331	04/04/03	\$ 235,000	870	0	7	1948	3	7080	0	0	2308 N 137TH ST
3	641510	0102	01/22/04	\$ 219,000	870	0	7	1948	3	8400	0	0	2325 N 137TH ST
3	645030	3625	10/16/03	\$ 236,000	880	0	7	1953	4	7705	0	0	14040 ROOSEVELT WY N
3	645030	1895	08/26/04	\$ 237,000	910	0	7	1954	3	5250	0	0	14337 WALLINGFORD AV N

**Improved Sales Used in this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	645030	2205	08/19/04	\$ 225,000	950	0	7	1979	3	5250	0	0	14340 BURKE AV N
3	645030	2205	01/31/03	\$ 189,000	950	0	7	1979	3	5250	0	0	14340 BURKE AV N
3	442560	0040	04/17/03	\$ 247,500	980	0	7	1951	3	7080	0	0	14315 BAGLEY AV N
3	645030	0830	10/28/04	\$ 230,000	1010	0	7	1968	3	4200	0	0	1314 N 143RD ST
3	283210	0834	11/12/03	\$ 247,000	1020	240	7	1950	3	9290	0	0	13612 3RD AV NE
3	178760	0232	06/26/04	\$ 329,000	1090	510	7	1953	4	8880	0	0	13333 3RD AV NE
3	283210	0895	08/04/04	\$ 292,500	1100	500	7	1961	3	9600	0	0	13543 4TH AV NE
3	641510	0410	01/06/03	\$ 289,950	1120	660	7	1948	4	8100	0	0	2353 N 140TH ST
3	283210	0675	12/09/04	\$ 320,000	1130	380	7	1952	4	7200	0	0	13731 2ND AV NE
3	202604	9153	12/02/04	\$ 290,000	1150	360	7	1962	3	8100	0	0	14346 CORLISS AV N
3	645030	1020	12/09/04	\$ 215,500	1150	0	7	1940	3	4725	0	0	14314 INTERLAKE AV N
3	645030	3085	05/29/03	\$ 239,950	1200	0	7	1966	4	5250	0	0	14007 BURKE AV N
3	641510	0340	02/11/03	\$ 250,000	1220	0	7	1968	3	7851	0	0	13712 CORLISS AV N
3	442610	0035	09/28/04	\$ 279,950	1230	0	7	1951	4	8100	0	0	14310 CORLISS AV N
3	641510	0104	05/21/04	\$ 306,000	1260	0	7	1956	4	6000	0	0	2327 N 137TH ST
3	178760	0147	06/29/04	\$ 283,200	1280	1170	7	1954	4	8400	0	0	13334 3RD AV NE
3	645030	1205	11/17/03	\$ 255,000	1280	0	7	1952	4	7700	0	0	1516 N 143RD ST
3	641510	0320	02/25/04	\$ 365,000	1300	760	7	1949	4	12480	0	0	2151 N 140TH ST
3	283210	0590	10/23/03	\$ 245,000	1300	0	7	1955	3	13104	0	0	13805 4TH AV NE
3	641510	0349	09/21/04	\$ 373,000	1320	580	7	1978	3	9000	0	0	13732 CORLISS AV N
3	645030	0680	09/08/04	\$ 244,000	1320	0	7	1966	4	5085	0	0	14353 INTERLAKE AV N
3	442560	0065	04/17/03	\$ 275,000	1320	0	7	1951	4	9000	0	0	14314 BAGLEY AV N
3	641510	0321	06/07/04	\$ 340,000	1350	0	7	1948	3	10920	0	0	2139 N 140TH ST
3	202604	9150	06/29/04	\$ 368,000	1350	700	7	1961	4	7119	0	0	14035 BAGLEY AV N
3	645030	3175	05/07/04	\$ 230,000	1370	0	7	1949	3	8050	0	0	1767 N 143RD ST
3	178760	0153	05/12/03	\$ 243,000	1370	0	7	1950	4	7000	0	0	13316 3RD AV NE
3	178760	0150	07/22/03	\$ 241,000	1400	0	7	1950	4	7000	0	0	13320 3RD AV NE
3	442610	0015	10/20/03	\$ 249,950	1410	0	7	1951	4	8100	0	0	14315 CORLISS AV N
3	645030	2365	11/12/04	\$ 284,773	1420	0	7	1994	3	2625	0	0	14332 WAYNE PL N
3	283210	0665	04/29/04	\$ 315,000	1420	470	7	1950	4	7200	0	0	13901 2ND AV NE
3	020230	0060	08/17/04	\$ 274,950	1450	0	7	1955	3	7800	0	0	14026 BAGLEY AV N

**Improved Sales Used in this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	020230	0045	12/17/03	\$ 266,000	1450	0	7	1955	4	7800	0	0	14032 BAGLEY AV N
3	645030	2620	08/29/03	\$ 265,000	1450	0	7	2002	3	3000	0	0	14030 WAYNE PL N
3	202604	9137	08/27/03	\$ 270,000	1480	0	7	1957	4	6600	0	0	2318 N 140TH ST
3	641510	0323	10/28/03	\$ 209,000	1490	0	7	1959	3	9263	0	0	2211 N 140TH ST
3	202604	9141	10/14/04	\$ 326,500	1520	0	7	1958	4	8100	0	0	14019 SUNNYSIDE AV N
3	207510	0005	10/18/04	\$ 260,000	1640	0	7	1954	4	7110	0	0	14355 SUNNYSIDE AV N
3	641510	0262	03/27/03	\$ 250,000	1740	0	7	1957	3	7500	0	0	13736 MERIDIAN AV N
3	641510	0031	01/16/03	\$ 245,000	1770	0	7	1948	3	11390	0	0	13535 1ST AV NE
3	223900	0015	09/23/03	\$ 280,900	1800	0	7	1955	4	7800	0	0	14015 CORLISS AV N
3	645030	2265	02/25/04	\$ 344,950	2080	0	7	2003	3	4725	0	0	14312 BURKE AV N
3	645030	3440	08/06/03	\$ 257,500	2090	0	7	1950	4	5200	0	0	14047 COURTLAND PL N
3	283210	0611	04/25/03	\$ 295,000	2210	0	7	1994	3	8179	0	0	225 NE 139TH ST
3	178760	0237	08/16/04	\$ 319,000	1260	700	8	1964	3	6825	0	0	13347 3RD AV NE
3	283460	0085	09/28/04	\$ 303,000	1290	1290	8	1950	3	7931	0	0	13610 4TH AV NE
3	645030	1320	12/09/03	\$ 339,500	1370	980	8	2003	3	5720	0	0	1609 N 145TH ST
3	283210	0275	12/21/04	\$ 350,000	1430	1330	8	1948	5	9600	0	0	13912 PAR PL NE
3	026150	0030	04/09/03	\$ 264,000	1500	0	8	1956	4	6156	0	0	2317 N 136TH ST
3	283210	0680	11/26/03	\$ 345,000	1570	1270	8	1950	4	7200	0	0	13725 2ND AV NE
3	283210	0685	02/18/03	\$ 340,000	1750	390	8	1947	4	7200	0	0	13719 2ND AV NE
3	641510	0360	05/23/04	\$ 330,000	1860	0	8	1950	4	7650	0	0	13738 CORLISS AV N
3	178760	0235	02/28/03	\$ 319,990	1880	970	8	1945	4	9400	0	0	13341 3RD AV NE
3	178760	0250	05/06/03	\$ 430,000	2480	0	9	2003	3	7625	0	0	13333 2ND AV NE
3	178760	0254	06/25/03	\$ 421,750	2480	0	9	2003	3	7375	0	0	13327 2ND AV W
5	641210	0153	10/17/03	\$ 264,000	690	690	6	1940	4	6516	0	0	12337 3RD AV NE
5	932580	0040	09/21/04	\$ 223,000	700	0	6	1950	4	7710	0	0	1317 N 121ST ST
5	932580	0075	08/03/04	\$ 200,000	700	0	6	1950	3	7070	0	0	12105 ASHWORTH AV N
5	641160	0086	07/11/04	\$ 250,000	720	0	6	1946	4	9000	0	0	11548 CORLISS AV N
5	303420	0926	02/23/04	\$ 230,000	750	0	6	1949	4	7140	0	0	1641 N 130TH ST
5	641260	0006	11/10/03	\$ 188,000	800	0	6	1942	3	8190	0	0	12506 1ST AV NE
5	641210	0050	04/15/03	\$ 215,000	840	0	6	1947	4	8767	0	0	12032 3RD AV NE
5	641210	0155	07/17/03	\$ 253,500	850	800	6	1940	4	8270	0	0	12343 3RD AV NE

**Improved Sales Used in this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	641260	0022	01/09/04	\$ 224,350	850	340	6	1947	4	7231	0	0	316 NE 125TH ST
5	932580	0115	12/22/04	\$ 228,000	950	0	6	1950	3	6000	0	0	1333 N 122ND ST
5	932580	0085	09/26/03	\$ 221,000	990	0	6	1950	4	6000	0	0	1328 N 121ST ST
5	932580	0025	05/17/04	\$ 246,000	1020	0	6	1950	4	9457	0	0	1316 N 122ND ST
5	932580	0100	07/25/03	\$ 239,000	1030	0	6	1950	4	6209	0	0	1315 N 122ND ST
5	641160	0113	02/24/04	\$ 262,650	1210	0	6	1910	5	7425	0	0	2334 N 115TH ST
5	224650	0005	11/17/04	\$ 263,000	810	0	7	1947	4	8273	0	0	12027 3RD AV NE
5	641160	0276	02/13/04	\$ 236,000	820	0	7	1940	4	8400	0	0	11727 CORLISS AV N
5	303420	0508	06/30/03	\$ 269,950	830	300	7	1948	4	5996	0	0	1932 N 120TH ST
5	303420	0903	12/20/04	\$ 264,000	840	0	7	1942	4	9849	0	0	12822 ASHWORTH AV N
5	641160	0275	06/18/04	\$ 225,600	840	0	7	1940	4	10306	0	0	2132 N 117TH ST
5	224650	0075	12/17/03	\$ 209,000	880	0	7	1947	3	6942	0	0	201 NE 120TH ST
5	303420	0395	11/10/04	\$ 255,000	910	0	7	1942	4	6250	0	0	2162 N 120TH ST
5	641210	0194	04/19/04	\$ 207,000	940	0	7	1949	3	8060	0	0	318 NE 123RD ST
5	863160	0005	02/10/03	\$ 263,500	940	450	7	1947	4	8169	0	0	12215 1ST AV NE
5	641210	0022	12/08/04	\$ 269,900	950	0	7	1950	3	5997	0	0	12051 2ND AV NE
5	641210	0025	07/28/04	\$ 260,000	950	0	7	1950	3	5997	0	0	12057 2ND AV NE
5	303420	0007	08/20/04	\$ 325,000	960	0	7	1945	4	6800	0	0	12826 MERIDIAN AV N
5	631040	0045	02/09/04	\$ 229,200	970	0	7	1950	4	6482	0	0	1516 N 121ST ST
5	292604	9161	12/19/04	\$ 343,000	1040	1000	7	1942	3	8100	0	0	2315 N 115TH ST
5	641160	0006	08/27/04	\$ 249,950	1040	0	7	1955	4	9645	0	0	2116 N 115TH ST
5	438320	0050	06/28/04	\$ 280,000	1060	0	7	1951	3	8908	0	0	12515 3RD AV NE
5	303420	0197	04/21/04	\$ 265,000	1070	200	7	1921	4	11165	0	0	12573 CORLISS AV N
5	438320	0045	10/29/03	\$ 190,000	1070	0	7	1951	3	8909	0	0	12523 3RD AV NE
5	292604	9314	10/07/04	\$ 218,000	1080	0	7	1953	3	6075	0	0	11341 SUNNYSIDE AV N
5	303420	0955	11/25/03	\$ 205,000	1140	0	7	1952	3	8800	0	0	1749 N 130TH ST
5	641160	0030	08/12/03	\$ 235,000	1150	0	7	1949	4	5890	0	0	2155 N 117TH ST
5	303420	0929	06/12/03	\$ 235,000	1160	0	7	1955	3	10313	0	0	1552 N 128TH ST
5	207260	0045	07/11/03	\$ 290,000	1160	700	7	1952	4	7200	0	0	12015 BURKE AV N
5	303420	0864	11/04/04	\$ 289,100	1180	350	7	1969	4	6754	0	0	12563 DENSMORE AV N
5	863160	0030	07/12/04	\$ 295,000	1190	470	7	1947	4	5500	0	0	2318 N 122ND ST

**Improved Sales Used in this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	223850	0030	10/21/03	\$ 254,000	1220	0	7	1950	4	7839	0	0	12032 2ND AV NE
5	303420	0151	05/20/04	\$ 238,000	1250	0	7	1951	3	7735	0	0	12516 CORLISS AV N
5	303420	0937	06/28/04	\$ 302,000	1270	0	7	1965	4	7200	0	0	1720 N 128TH ST
5	631040	0080	05/06/04	\$ 290,000	1270	0	7	1950	5	6370	0	0	1515 N 121ST ST
5	641210	0176	02/05/03	\$ 200,000	1330	0	7	1951	3	8287	0	0	12313 3RD AV NE
5	224650	0030	06/30/04	\$ 337,000	1340	140	7	1947	4	8160	0	0	212 NE 120TH ST
5	303420	0726	12/09/04	\$ 247,500	1340	0	7	1954	4	5688	0	0	12520 DENSMORE AV N
5	641160	0291	04/01/04	\$ 332,000	1380	1000	7	1965	4	7871	0	0	11720 CORLISS AV N
5	353190	0040	05/21/03	\$ 225,000	1390	0	7	1941	3	11625	0	0	11701 MERIDIAN AV N
5	641260	0015	08/13/04	\$ 280,000	1400	0	7	1951	4	9507	0	0	12515 2ND AV NE
5	303420	0746	11/18/04	\$ 385,000	1420	470	7	1959	4	12976	0	0	12540 DENSMORE AV N
5	353190	0010	08/19/04	\$ 290,000	1460	0	7	1940	4	11625	0	0	11747 MERIDIAN AV N
5	303420	0557	05/22/03	\$ 312,000	1470	0	7	1952	4	6524	0	0	1743 N 125TH ST
5	223850	0050	01/27/04	\$ 273,000	1510	0	7	1950	3	7923	0	0	12056 2ND AV NE
5	631040	0040	07/07/03	\$ 255,000	1570	0	7	1950	4	6479	0	0	1510 N 121ST ST
5	302604	9119	05/18/04	\$ 327,500	1600	370	7	1946	4	7206	0	0	12209 ASHWORTH AV N
5	224650	0020	03/24/03	\$ 288,000	1610	240	7	1947	3	8160	0	0	12003 3RD AV NE
5	303420	0928	06/18/04	\$ 314,300	1690	0	7	1956	4	13902	0	0	1538 N 128TH ST
5	303420	0965	10/27/04	\$ 510,000	1870	0	7	1916	3	14252	0	0	1768 N 128TH ST
5	353190	0045	01/29/03	\$ 395,000	1890	0	7	1948	5	11625	0	0	11631 MERIDIAN AV N
5	353190	0057	05/26/04	\$ 355,000	2050	0	7	1995	3	7352	0	0	11619 MERIDIAN AV N
5	303420	0360	06/28/03	\$ 290,000	1170	840	8	1972	3	7735	0	0	2120 N 120TH ST
5	303420	0438	09/24/03	\$ 331,000	1410	540	8	1956	4	9390	0	0	2331 N 122ND ST
5	303420	0241	06/01/04	\$ 295,000	1500	0	8	1953	4	10915	0	0	12273 CORLISS AV N
5	303420	0250	06/18/03	\$ 370,000	1520	620	8	1960	4	10846	0	0	2180 N 122ND PL
5	292604	9420	05/18/04	\$ 359,950	1530	500	8	1961	4	7200	0	0	2115 N 115TH ST
5	303420	0398	09/22/04	\$ 469,950	1590	0	8	1942	4	15996	0	0	2163 N 122ND ST
5	303420	0678	01/06/03	\$ 293,000	1620	0	8	1988	3	7690	0	0	1754 N 122ND ST
5	292604	9101	06/10/03	\$ 390,000	1650	1060	8	1967	4	9506	0	0	11309 CORLISS AV N
5	303420	0661	10/21/03	\$ 437,865	1730	0	8	2003	3	7206	0	0	1718 N 122ND ST
5	303420	0913	01/14/03	\$ 306,000	1780	0	8	1988	3	7200	0	0	1522 N 128TH ST

**Improved Sales Used in this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	303420	0352	04/21/04	\$ 410,000	1990	0	8	1990	3	8121	0	0	12008 MERIDIAN AV N
5	303420	0436	08/20/03	\$ 230,000	1990	0	8	1956	3	9390	0	0	2342 N 120TH ST
5	303420	0370	06/14/04	\$ 400,000	2060	0	8	1995	3	8451	0	0	2135 N 122ND ST
5	303420	0313	03/04/04	\$ 345,000	2080	0	8	1999	3	7243	0	0	12327 1ST AV NE
5	641160	0250	04/26/04	\$ 429,000	2100	0	8	1987	3	8382	0	0	2115 N 120TH ST
5	303420	0660	10/14/03	\$ 400,000	2120	0	8	2003	3	7201	0	0	1704 N 122ND ST
5	303420	0658	02/04/04	\$ 385,000	2120	0	8	2003	3	7201	0	0	1716 N 122ND ST
5	303420	0599	03/22/04	\$ 439,900	2230	0	8	2003	3	7488	0	0	12232 DENSMORE AV N
5	303420	0666	08/27/04	\$ 525,000	2280	0	8	1956	4	13457	0	0	1732 N 122ND ST
5	303420	0655	02/03/04	\$ 410,000	2440	0	8	2003	3	7227	0	0	1714 N 122ND ST
5	303420	0659	10/20/03	\$ 445,000	2460	0	8	2003	3	7203	0	0	1708 N 122ND ST
5	303420	0223	04/23/04	\$ 459,500	2400	0	9	2002	3	8990	0	0	12505 CORLISS AV N
5	303420	0668	08/01/03	\$ 500,000	2680	0	9	2000	3	7230	0	0	1730 C N 122ND ST
7	435870	0010	03/18/04	\$ 211,000	820	0	5	1960	4	6000	0	0	10516 ASHWORTH AV N
7	099300	1185	11/23/04	\$ 299,950	950	0	5	1911	5	5125	0	0	8823 ASHWORTH AV N
7	802170	1210	02/06/04	\$ 249,950	580	540	6	1946	4	4500	2	0	2153 N 86TH ST
7	630000	0285	07/26/04	\$ 245,200	620	0	6	1927	4	5060	0	0	1416 N 107TH ST
7	099300	1265	01/21/04	\$ 215,000	630	300	6	1947	3	5125	0	0	8526 INTERLAKE AV N
7	630000	0230	02/24/04	\$ 214,000	690	0	6	1940	3	5060	0	0	10709 INTERLAKE AV N
7	630050	0885	09/20/04	\$ 270,309	710	210	6	1928	4	4980	0	0	10045 INTERLAKE AV N
7	630050	0600	02/24/04	\$ 248,000	720	130	6	1939	5	4959	0	0	10346 INTERLAKE AV N
7	099300	1115	08/24/04	\$ 264,000	740	0	6	1949	4	5125	0	0	8818 INTERLAKE AV N
7	199720	0115	08/20/03	\$ 237,001	770	0	6	1942	4	5196	0	0	8828 DENSMORE AV N
7	630050	0860	10/28/03	\$ 230,000	790	70	6	1950	4	4980	0	0	10027 INTERLAKE AV N
7	802170	0025	06/25/04	\$ 246,100	810	0	6	1936	4	4500	0	0	2144 N 90TH ST
7	630050	0430	07/13/04	\$ 234,000	810	0	6	1926	4	5166	0	0	10330 STONE AV N
7	630000	0286	06/02/04	\$ 226,000	810	0	6	1938	4	5060	0	0	10707 ASHWORTH AV N
7	802170	0750	10/18/04	\$ 290,000	860	0	6	1954	3	4500	0	0	2121 N 88TH ST
7	802170	0610	02/25/04	\$ 246,250	950	0	6	1988	3	2250	0	0	2146 N 88TH ST
7	630050	0505	02/24/03	\$ 227,950	950	450	6	1943	3	4980	0	0	10329 ASHWORTH AV N
7	630050	0810	09/18/03	\$ 276,000	990	0	6	1928	3	5163	0	0	10014 STONE AV N

**Improved Sales Used in this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	912910	0010	06/04/04	\$ 203,200	1010	0	6	1949	4	8588	0	0	8522 DENSMORE AV N
7	304770	0210	02/20/04	\$ 250,000	1030	0	6	1911	3	3643	0	0	8617 WALLINGFORD AV N
7	431070	2345	09/15/03	\$ 230,000	1060	0	6	1921	3	5168	0	0	9233 WALLINGFORD AV N
7	431070	2000	06/13/03	\$ 272,000	1080	0	6	1947	4	7500	0	0	9541 WALLINGFORD AV N
7	304770	0006	01/16/04	\$ 328,100	1120	0	6	1916	4	5700	0	0	8552 ASHWORTH AV N
7	304770	0055	07/11/03	\$ 249,950	1130	0	6	1942	4	5700	0	0	8533 DENSMORE AV N
7	630000	0312	06/02/04	\$ 310,000	1280	0	6	1927	5	5060	0	0	10548 INTERLAKE AV N
7	802170	1140	12/08/04	\$ 370,000	1320	0	6	1906	4	4500	0	0	2122 N 86TH ST
7	802170	0860	06/16/04	\$ 287,000	1320	0	6	1920	4	4500	0	0	2136 N 87TH ST
7	630050	0770	03/08/04	\$ 239,000	1590	0	6	1942	4	5178	0	0	10044 STONE AV N
7	199720	0135	06/29/04	\$ 360,000	1630	0	6	1906	4	5196	0	0	8844 DENSMORE AV N
7	431070	0710	07/01/03	\$ 259,950	1780	0	6	1932	3	3730	0	0	9708 ASHWORTH AV N
7	630050	0255	11/15/04	\$ 274,800	700	0	7	1941	4	4820	0	0	10310 MIDVALE AV N
7	630050	0195	06/03/03	\$ 250,000	730	0	7	1928	4	5044	0	0	10337 STONE AV N
7	630050	0620	06/17/04	\$ 220,480	750	0	7	1941	4	4980	0	0	10046 INTERLAKE AV N
7	630050	0290	08/18/03	\$ 204,680	760	0	7	1941	4	4820	0	0	10338 MIDVALE AV N
7	191980	0410	10/23/03	\$ 249,950	770	380	7	1952	4	6770	0	0	9023 MERIDIAN AV N
7	630050	0635	12/23/04	\$ 312,900	810	0	7	1929	3	4980	0	0	10034 INTERLAKE AV N
7	630050	0585	05/28/03	\$ 234,000	820	0	7	1942	4	4980	0	0	10334 INTERLAKE AV N
7	199720	0006	05/22/03	\$ 234,000	820	250	7	1952	4	3117	0	0	1717 N 90TH ST
7	630000	0406	10/28/03	\$ 242,500	870	0	7	1942	4	5060	0	0	10551 INTERLAKE AV N
7	630050	0275	08/24/04	\$ 243,500	910	150	7	1926	4	4820	0	0	10324 MIDVALE AV N
7	802170	0880	11/20/03	\$ 310,000	920	0	7	1948	3	4500	0	0	2142 N 87TH ST
7	099300	1075	07/27/04	\$ 210,000	940	90	7	1928	3	5125	0	0	8827 INTERLAKE AV N
7	802170	0385	12/10/04	\$ 275,000	970	0	7	1910	4	4500	0	0	2156 N 89TH ST
7	099300	0046	08/02/04	\$ 352,000	990	610	7	1978	3	4510	0	0	8853 ASHWORTH AV N
7	295790	0095	01/05/04	\$ 310,000	990	140	7	1947	4	7338	0	0	8814 BURKE AV N
7	431070	1945	06/24/04	\$ 334,000	1030	260	7	1955	4	5000	0	0	9511 WALLINGFORD AV N
7	802170	1265	01/15/03	\$ 292,000	1030	860	7	1949	3	4500	2	0	2131 N 86TH ST
7	099300	0005	03/30/04	\$ 322,000	1040	0	7	1911	4	5125	0	0	8831 ASHWORTH AV N
7	435870	0080	07/28/04	\$ 280,000	1060	0	7	1940	4	10350	0	0	10734 ASHWORTH AV N

**Improved Sales Used in this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	630050	0545	10/06/04	\$ 298,500	1080	470	7	1978	3	4980	0	0	10304 INTERLAKE AV N
7	099300	2305	08/21/03	\$ 299,000	1100	0	7	1999	3	4596	0	0	8510 INTERLAKE AV N
7	322604	9388	07/29/03	\$ 250,000	1140	0	7	1947	3	6000	0	0	9108 CORLISS AV N
7	312604	9174	12/31/03	\$ 300,000	1150	200	7	1940	4	5498	0	0	10018 ASHWORTH AV N
7	630050	0220	07/15/04	\$ 298,000	1190	660	7	1977	3	5049	0	0	10317 STONE AV N
7	322604	9031	02/26/03	\$ 245,000	1210	430	7	1960	4	6170	0	0	8804 CORLISS AV N
7	295790	0140	09/09/03	\$ 325,000	1220	1020	7	1950	3	7339	0	0	8905 MERIDIAN AV N
7	191980	0090	04/01/04	\$ 320,000	1220	1000	7	1924	4	6770	0	0	9014 WALLINGFORD AV N
7	431070	0415	03/16/04	\$ 350,000	1230	1230	7	1940	3	5000	0	0	9730 WOODLAWN AV N
7	304770	0135	11/04/04	\$ 412,500	1240	0	7	1972	4	5700	0	0	8538 DENSMORE AV N
7	630000	0337	01/24/03	\$ 299,000	1240	1210	7	1955	3	9488	0	0	10515 ASHWORTH AV N
7	191980	0126	05/13/04	\$ 344,950	1250	620	7	1959	3	7255	0	0	1820 N 90TH ST
7	431070	0432	12/02/03	\$ 253,000	1250	0	7	2003	3	1286	0	0	9728 WOODLAWN AV N
7	431070	0431	11/07/03	\$ 249,950	1250	0	7	2003	3	1290	0	0	9726 A WOODLAWN AV N
7	431070	0433	11/08/03	\$ 249,950	1250	0	7	2003	3	1716	0	0	9728 WOODLAWN AV N
7	431070	0430	11/06/03	\$ 249,950	1250	0	7	2003	3	1821	0	0	9726 B WOODLAWN AV N
7	431070	2285	08/14/03	\$ 249,000	1260	0	7	1946	3	5000	0	0	9256 DENSMORE AV N
7	316660	0050	01/02/04	\$ 320,000	1270	440	7	1950	4	10316	0	0	1820 N 97TH ST
7	630050	0870	01/22/04	\$ 293,000	1270	0	7	1930	4	4980	0	0	10033 INTERLAKE AV N
7	322604	9529	01/28/03	\$ 260,000	1270	890	7	1990	3	10292	0	0	9028 B CORLISS AV N
7	322604	9061	08/26/03	\$ 253,500	1290	720	7	1990	3	7326	0	0	9028 A CORLISS AV N
7	802170	0725	04/09/04	\$ 336,000	1300	0	7	1988	3	2250	0	0	2129 N 88TH ST
7	099300	0075	04/26/04	\$ 420,000	1310	1310	7	1970	4	5125	0	0	8836 INTERLAKE AV N
7	802170	0950	03/15/04	\$ 275,000	1320	0	7	1984	3	2250	0	0	2153 N 87TH ST
7	237670	0047	09/19/03	\$ 274,950	1330	0	7	1987	3	3199	0	0	9209 COLLEGE WY N
7	237670	0044	03/11/03	\$ 265,000	1330	0	7	1985	3	3199	0	0	9215 COLLEGE WY N
7	312604	9205	06/24/03	\$ 299,000	1330	1120	7	1944	4	9222	0	0	9205 WALLINGFORD AV N
7	630050	0434	02/04/04	\$ 289,980	1330	110	7	1928	4	5165	0	0	10336 STONE AV N
7	312604	9166	08/04/04	\$ 312,300	1340	0	7	1940	4	5001	0	0	8527 DENSMORE AV N
7	312604	9111	05/22/03	\$ 251,000	1340	0	7	1928	4	4975	2	0	8521 MERIDIAN AV N
7	565910	0040	02/13/04	\$ 310,000	1350	1230	7	1950	3	7642	0	0	8620 CORLISS AV N

**Improved Sales Used in this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	322604	9478	10/21/03	\$ 275,000	1350	0	7	1964	4	9000	0	0	9051 CORLISS AV N
7	191980	0165	01/07/04	\$ 322,000	1370	0	7	1958	4	6750	0	0	9023 BURKE AV N
7	802170	0850	03/05/03	\$ 280,000	1370	0	7	1989	3	2250	0	0	2134 N 87TH ST
7	304770	0025	09/23/04	\$ 399,950	1400	0	7	2001	3	5700	0	0	8544 ASHWORTH AV N
7	431070	1900	08/07/03	\$ 372,000	1400	450	7	1976	3	6000	0	0	9508 DENSMORE AV N
7	099300	2345	11/28/03	\$ 337,500	1410	0	7	1916	4	5445	0	0	8501 ASHWORTH AV N
7	431070	0090	04/16/04	\$ 376,360	1450	0	7	1923	4	5134	0	0	9718 WALLINGFORD AV N
7	099300	2320	06/18/04	\$ 369,900	1460	0	7	2004	3	2812	0	0	8523 ASHWORTH AV N
7	099300	1205	03/26/03	\$ 375,000	1460	220	7	1936	4	5125	0	0	8533 ASHWORTH AV N
7	099300	1007	09/22/03	\$ 283,500	1460	510	7	1995	3	2109	0	0	8821 INTERLAKE AV N
7	191980	0250	06/22/04	\$ 312,000	1500	0	7	1989	3	4404	0	0	9060 BURKE AV N
7	099300	2255	06/24/04	\$ 305,950	1520	0	7	2004	3	1310	0	0	8521 B INTERLAKE AV N
7	099300	2256	06/16/04	\$ 301,912	1520	0	7	2004	3	1470	0	0	8521 A INTERLAKE AV N
7	099300	2245	07/09/04	\$ 289,240	1520	0	7	2004	3	1470	0	0	8515 B INTERLAKE AV N
7	099300	2235	07/21/04	\$ 280,850	1520	0	7	2004	3	1294	0	0	8509 B INTERLAKE AV N
7	099300	2246	07/07/04	\$ 279,950	1520	0	7	2004	3	1315	0	0	8515 A INTERLAKE AV N
7	099300	2225	08/02/04	\$ 287,300	1520	0	7	2004	3	1245	0	0	8503 B INTERLAKE AV N
7	099300	2236	07/15/04	\$ 273,950	1520	0	7	2004	3	1480	0	0	8509 A INTERLAKE AV N
7	099300	2226	08/05/04	\$ 259,950	1520	0	7	2004	3	1451	0	0	8503 A INTERLAKE AV N
7	546430	0276	02/14/03	\$ 275,000	1530	0	7	1962	4	8214	0	0	10355 WALLINGFORD AV N
7	630050	0890	10/25/04	\$ 312,000	1540	0	7	1982	3	4980	0	0	10051 INTERLAKE AV N
7	312604	9325	10/23/03	\$ 358,000	1550	0	7	1925	4	7020	0	0	9257 BURKE AV N
7	099300	2257	06/23/04	\$ 301,500	1550	0	7	2004	3	1605	0	0	8521 B INTERLAKE AV N
7	099300	2258	06/09/04	\$ 297,500	1550	0	7	2004	3	1453	0	0	8523 A INTERLAKE AV N
7	099300	2247	06/23/04	\$ 292,800	1550	0	7	2004	3	1469	0	0	8517 B INTERLAKE AV N
7	099300	2238	07/16/04	\$ 290,500	1550	0	7	2004	3	1459	0	0	8511 A INTERLAKE AV N
7	099300	2248	06/14/04	\$ 286,950	1550	0	7	2004	3	1588	0	0	8517 A INTERLAKE AV N
7	099300	2237	07/23/04	\$ 283,650	1550	0	7	2004	3	1609	0	0	8511 B INTERLAKE AV N
7	099300	2227	07/19/04	\$ 275,500	1550	0	7	2004	3	1470	0	0	8503 B INTERLAKE AV N
7	099300	2228	08/06/04	\$ 269,650	1550	0	7	2004	3	1676	0	0	8505 A INTERLAKE AV N
7	312604	9222	09/23/03	\$ 425,000	1560	0	7	1926	3	8650	0	0	8517 WALLINGFORD AV N

**Improved Sales Used in this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	431070	2310	04/16/03	\$ 349,000	1590	0	7	1998	3	5000	0	0	9240 DENSMORE AV N
7	312604	9127	09/09/03	\$ 295,000	1630	0	7	1978	3	7207	0	0	10015 DENSMORE AV N
7	191980	0420	05/27/03	\$ 316,000	1630	680	7	1968	3	6770	0	0	9027 MERIDIAN AV N
7	302230	0020	04/01/03	\$ 315,000	1680	900	7	1951	3	10917	0	0	9040 MERIDIAN AV N
7	191980	0045	04/12/04	\$ 414,000	1720	0	7	1998	3	6770	0	0	9036 WALLINGFORD AV N
7	191980	0230	03/10/03	\$ 325,000	1740	0	7	1999	3	3375	0	0	9053 BURKE AV N
7	191980	0220	07/08/03	\$ 324,950	1740	0	7	1999	3	3375	0	0	9051 BURKE AV N
7	546430	0175	06/02/04	\$ 375,000	1750	0	7	1962	4	8280	0	0	10019 WALLINGFORD AV N
7	546430	0176	01/02/03	\$ 245,000	1760	0	7	1962	4	7600	0	0	10031 WALLINGFORD AV N
7	191980	0215	09/09/04	\$ 363,000	1820	1270	7	1902	4	6750	0	0	9047 BURKE AV N
7	312604	9295	05/07/04	\$ 481,500	1830	1000	7	1946	5	7047	0	0	1927 N 90TH ST
7	546430	0165	10/16/03	\$ 420,000	1920	0	7	1924	4	9233	0	0	10011 WALLINGFORD AV N
7	312604	9134	01/08/04	\$ 318,000	2000	0	7	1999	3	7211	0	0	10035 DENSMORE AV N
7	199720	0215	08/24/04	\$ 521,000	2450	1380	7	1938	5	6988	0	0	8809 DENSMORE AV N
7	191980	0320	09/02/04	\$ 519,950	2490	0	7	2004	3	3375	0	0	9022 BURKE AV N
7	312604	9301	02/26/04	\$ 500,000	2600	1310	7	2002	3	11766	0	0	10303 DENSMORE AV N
7	912910	0035	04/01/03	\$ 454,000	2840	810	7	1979	4	8308	0	0	8501 WALLINGFORD AV N
7	312604	9384	05/10/04	\$ 375,000	1330	740	8	1987	3	5200	0	0	8605 MERIDIAN AV N
7	431070	0711	05/25/04	\$ 325,000	1350	0	8	2003	3	1848	0	0	9700 ASHWORTH AV N
7	431070	0711	05/08/03	\$ 304,000	1350	0	8	2003	3	1848	0	0	9700 ASHWORTH AV N
7	312604	9339	04/29/03	\$ 330,000	1390	690	8	1959	3	5638	0	0	8527 BURKE AV N
7	312604	9304	06/12/03	\$ 407,000	1410	1410	8	1960	4	7020	0	0	9254 WALLINGFORD AV N
7	312604	9393	10/23/03	\$ 375,000	1410	870	8	1989	3	5265	0	0	1809 N 88TH ST
7	191980	0322	08/12/04	\$ 519,650	1570	790	8	2004	3	5063	0	0	9020 BURKE AV N
7	312604	9067	08/03/04	\$ 419,900	1700	0	8	2000	3	7425	0	0	1608 N 90TH ST
7	802170	1220	02/18/03	\$ 320,000	1700	950	8	1969	3	4500	2	0	2151 N 86TH ST
7	431070	1835	04/23/03	\$ 379,950	1800	1330	8	1979	5	5000	0	0	9540 DENSMORE AV N
7	312604	9431	09/14/04	\$ 450,000	2090	0	8	2004	3	7211	0	0	10033 DENSMORE AV N
7	295790	0027	03/28/03	\$ 365,000	2130	0	8	1990	3	5160	0	0	1816 N 88TH ST
7	322604	9367	04/30/03	\$ 521,250	2719	0	8	1999	3	12040	0	0	9012 MERIDIAN AV N
7	912910	0020	06/28/04	\$ 549,950	3040	0	8	1987	3	8587	0	0	8512 DENSMORE AV N

**Improved Sales Used in this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	312604	9188	09/20/04	\$ 619,000	2330	0	9	2004	3	5001	0	0	8517 DENSMORE AV N
7	099300	2304	08/03/04	\$ 619,445	2440	0	9	2004	3	4206	0	0	8521 ASHWORTH AV N
7	435870	0050	04/30/03	\$ 367,500	2600	0	9	1977	3	9500	0	0	10525 DENSMORE AV N

**Improved Sales Removed from this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

SUB AREA	MAJOR	MINOR	SALE DATE	SALE PRICE	COMMENTS
2	016400	0164	3/31/03	\$ 202,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
2	016400	0177	8/20/03	\$ 202,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	016400	0410	11/30/04	\$ 725,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
2	016400	0416	9/17/03	\$ 255,000	RELOCATION - SALE BY SERVICE
2	016400	0416	9/17/03	\$ 255,000	RELOCATION - SALE TO SERVICE
2	178760	0187	2/13/04	\$ 254,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	178760	0262	6/10/04	\$ 160,650	PREVIOUS IMP<=10K
2	192604	9076	11/10/03	\$ 349,500	SEGREGATION AND/OR MERGER
2	192604	9421	6/23/04	\$ 38,315	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
2	291870	0070	4/28/03	\$ 238,600	NON-REPRESENTATIVE SALE
2	615070	0204	9/18/03	\$ 140,506	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
2	615070	0379	9/8/04	\$ 68,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	641460	0006	4/16/04	\$ 259,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
2	641460	0006	7/9/03	\$ 180,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
2	641460	0124	1/8/04	\$ 103,420	DOR RATIO
2	641460	0171	7/23/03	\$ 234,990	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	641460	0172	4/22/04	\$ 335,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
2	641460	0172	6/20/03	\$ 225,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
2	641460	0212	4/24/03	\$ 47,849	RELATED PARTY, FRIEND, OR NEIGHBOR
2	645030	4725	6/15/04	\$ 225,500	ACTIVE PERMIT BEFORE SALE>25K
2	645030	4725	11/26/03	\$ 245,000	SEGREGATION AND/OR MERGER
2	645030	4785	2/14/03	\$ 200,000	SEGREGATION AND/OR MERGER
3	020230	0050	10/29/04	\$ 171,825	RELATED PARTY, FRIEND, OR NEIGHBOR
3	178760	0145	3/3/03	\$ 261,500	NON-REPRESENTATIVE SALE
3	178760	0147	4/3/03	\$ 225,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	178760	0152	11/13/03	\$ 77,040	QUIT CLAIM DEED; DOR RATIO
3	202604	9069	4/4/03	\$ 185,000	NON-REPRESENTATIVE SALE
3	283210	0910	2/14/03	\$ 119,960	RELATED PARTY, FRIEND, OR NEIGHBOR
3	641510	0042	5/30/03	\$ 215,000	DIAGNOSTIC OUTLIER
3	645030	1845	4/22/03	\$ 250,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
3	645030	2385	9/10/03	\$ 193,000	OBSOLESCENCE
3	645030	2505	12/17/03	\$ 79,975	RELATED PARTY, FRIEND, OR NEIGHBOR
3	645030	2620	7/9/03	\$ 30,000	QUIT CLAIM DEED; DOR RATIO
3	645030	2620	8/29/03	\$ 265,000	RELOCATION - SALE TO SERVICE
3	645030	2820	10/30/04	\$ 239,950	UNFINISHED AREA
3	645030	3165	7/8/03	\$ 242,500	UNFINISHED AREA
3	769760	0005	4/3/03	\$ 335,000	UNFINISHED AREA
5	223850	0020	7/23/03	\$ 150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	292604	9057	8/21/03	\$ 57,348	RELATED PARTY, FRIEND, OR NEIGHBOR
5	303420	0065	9/29/03	\$ 208,500	UNFINISHED AREA
5	303420	0125	8/28/03	\$ 512,000	UNFINISHED AREA
5	303420	0130	10/26/04	\$ 542,500	LIMITED REPRESENTATION
5	303420	0200	6/4/03	\$ 155,415	RELATED PARTY, FRIEND, OR NEIGHBOR
5	303420	0202	8/8/03	\$ 119,500	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
5	303420	0204	11/6/03	\$ 91,598	DOR RATIO

**Improved Sales Removed from this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

SUB AREA	MAJOR	MINOR	SALE DATE	SALE PRICE	COMMENTS
5	303420	0235	7/30/03	\$ 250,000	QUIT CLAIM DEED; AND OTHER WARNINGS
5	303420	0252	10/26/04	\$ 640,000	LIMITED REPRESENTATION
5	303420	0398	8/25/04	\$ 10,000	QUIT CLAIM DEED; DOR RATIO
5	303420	0614	1/6/03	\$ 248,000	NON-REPRESENTATIVE SALE
5	303420	0680	5/15/03	\$ 292,000	NON-REPRESENTATIVE SALE
5	303420	0707	10/6/04	\$ 129,897	DOR RATIO
5	303420	0707	11/5/04	\$ 187,500	RELATED PARTY, FRIEND, OR NEIGHBOR
5	353190	0032	9/17/04	\$ 53,813	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
5	438320	0045	6/15/04	\$ 260,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	438320	0050	12/12/03	\$ 160,000	NON-REPRESENTATIVE SALE
5	641160	0099	7/21/03	\$ 96,775	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
5	641160	0116	3/25/04	\$ 305,000	NON-REPRESENTATIVE SALE
5	641160	0282	6/29/04	\$ 200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	641160	0350	8/25/04	\$ 269,950	1031 TRADE
5	641210	0010	7/8/04	\$ 175,000	NO MARKET EXPOSURE
5	641210	0026	6/27/03	\$ 184,875	BANKRUPTCY - RECEIVER OR TRUSTEE
5	641210	0026	9/22/03	\$ 175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	641210	0144	7/7/03	\$ 36,029	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
5	641210	0165	1/28/03	\$ 208,000	NON-REPRESENTATIVE SALE
5	641210	0165	8/11/04	\$ 91,583	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
5	932580	0120	3/29/04	\$ 254	QUIT CLAIM DEED; \$1,000 SALE OR LESS
7	099300	0075	2/6/04	\$ 245,000	% COMPLETE
7	099300	0090	5/17/04	\$ 443,000	NO MARKET EXPOSURE
7	099300	0155	9/24/03	\$ 287,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
7	099300	0156	9/18/03	\$ 287,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
7	099300	0157	10/17/03	\$ 282,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
7	099300	1330	5/25/04	\$ 352,500	NO MARKET EXPOSURE
7	099300	1340	5/25/04	\$ 352,500	NO MARKET EXPOSURE
7	099300	1375	2/13/03	\$ 1,600	DOR RATIO
7	099300	2285	5/4/04	\$ 200,000	NO MARKET EXPOSURE
7	099300	2303	7/6/04	\$ 595,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
7	099300	2303	6/19/03	\$ 325,000	TEAR DOWN; SEGREGATION AND/OR MERGER
7	099300	2360	10/29/03	\$ 7,500	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
7	191980	0165	1/17/03	\$ 143,835	QUIT CLAIM DEED; DOR RATIO
7	199720	0040	7/30/03	\$ 321,039	NO MARKET EXPOSURE
7	199720	0185	4/12/04	\$ 425,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
7	295790	0015	7/14/04	\$ 337,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	304770	0075	3/31/04	\$ 242,000	LIMITED REPRESENTATION
7	312604	9079	2/10/04	\$ 460,000	OBSOLESCENCE
7	312604	9101	7/29/03	\$ 454,000	IMP COUNT
7	312604	9188	11/12/03	\$ 210,000	DOR RATIO
7	312604	9193	3/14/03	\$ 23,079	STATEMENT TO DOR; DOR RATIO
7	312604	9266	3/23/04	\$ 308,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
7	322604	9488	8/25/04	\$ 130,082	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
7	431070	0355	6/1/04	\$ 215,000	NO MARKET EXPOSURE

**Improved Sales Removed from this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

SUB AREA	MAJOR	MINOR	SALE DATE	SALE PRICE	COMMENTS
7	431070	0355	12/2/04	\$ 259,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
7	431070	0575	9/30/03	\$ 125,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	431070	0712	5/21/03	\$ 285,000	QUESTIONABLE PER APPRAISAL
7	431070	1855	5/21/03	\$ 252,000	DIAGNOSTIC OUTLIER
7	431070	2085	7/3/03	\$ 230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	431070	2287	3/12/03	\$ 175,000	IMP COUNT
7	431070	2345	11/2/04	\$ 390,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
7	435870	0071	1/3/03	\$ 43,646	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
7	546430	0160	6/18/04	\$ 73,331	RELATED PARTY, FRIEND, OR NEIGHBOR
7	546430	0180	11/19/03	\$ 340,000	NON-REPRESENTATIVE SALE
7	630000	0246	1/27/03	\$ 55,900	RELATED PARTY, FRIEND, OR NEIGHBOR
7	630000	0325	5/28/03	\$ 275,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
7	630050	0495	5/13/03	\$ 264,950	DIAGNOSTIC OUTLIER
7	630050	0560	7/23/04	\$ 108,095	DOR RATIO
7	630050	0710	8/19/04	\$ 226,000	QUESTIONABLE DATA
7	630050	0730	10/22/03	\$ 79,736	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
7	630050	0785	6/25/04	\$ 170,000	LIMITED REPRESENTATION
7	630050	0820	2/25/04	\$ 33,154	RELATED PARTY, FRIEND, OR NEIGHBOR
7	802170	0075	3/19/03	\$ 63,000	OBSOLESCENCE; DOR RATIO
7	802170	0185	7/8/04	\$ 415,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
7	802170	0185	10/29/03	\$ 192,060	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
7	802170	0545	1/16/03	\$ 285,000	RELOCATION - SALE BY SERVICE
7	802170	0545	1/16/03	\$ 285,000	RELOCATION - SALE TO SERVICE
7	802170	0815	6/3/04	\$ 98,622	QUIT CLAIM DEED; STATEMENT TO DOR
7	802170	0815	8/23/03	\$ 85,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
7	912910	0010	4/2/04	\$ 245,000	1031 TRADE



King County
Department of Assessments
King County Administration Bldg.
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www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2005 Revaluation for 2006 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr